

NOTICE OF MEETING

CITY OF BRANSON



PLANNING & ZONING COMMISSION REGULAR MEETING

Regular Meeting – Thursday, February 10, 2011 – 7:30 p.m.
Council Chambers – Branson City Hall – 110 W. Maddux St.

PLANNING & ZONING COMMISSION AGENDA

February 10, 2011

NOTE: This meeting was originally scheduled on February 1, 2010, but cancelled due to inclement weather.

7:30 p.m.

Council Chambers

CHAIRPERSON'S ANNOUNCEMENTS

PUBLIC COMMENTS

CONSENT

1. Roll Call.
2. Approve Agenda.
Recommended Action: Approve the format of the February 1, 2011 agenda.
3. Approve Minutes.
Recommended Action: A) Approve the minutes of the January 4, 2011 study session.
B) Approve the minutes of the January 4, 2011 regular meeting.

OLD BUSINESS

PUBLIC HEARINGS

[Powerpoint]

4. Request for a Special Use Permit to Operate a Museum at 109 E. Main Street, Branson, Missouri.
Project No. 11-00100001
Applicant: Novella Perrin
5. Request for a Special Use Permit to Operate a Museum at 2800 W. Highway 76, Suite 416, Branson, Missouri.
Project No. 11-00100002
Applicant: GCP Grand Village LLC
6. Request for WA Wilderness Area District Zoning of the Property at 412 Owen Lane, Branson, Missouri.
Project No. 11-00200001
Applicant: City of Branson

OTHER BUSINESS

ADJOURNMENT

PLANNING & ZONING COMMISSION

February 10, 2011

PUBLIC COMMENTS

CONSENT

CONSENT AGENDA

- Approve Agenda (February 10, 2011)
 - Special Use Permit - 109 E. Main Street
 - Special Use Permit - 2800 W. Highway 76, Suite 416
 - Zoning Request - 412 Owen Lane
- Approve Minutes
 - STUDY SESSION - January 4, 2011
 - REGULAR MEETING - January 4, 2011

OLD BUSINESS

PUBLIC HEARINGS

SPECIAL USE PERMIT - MUSEUM

109 E. Main Street

- Approximately 1,550 sq. ft.
- Zoned: D Downtown
- Applicant's Request:
Special Use Permit - Museum

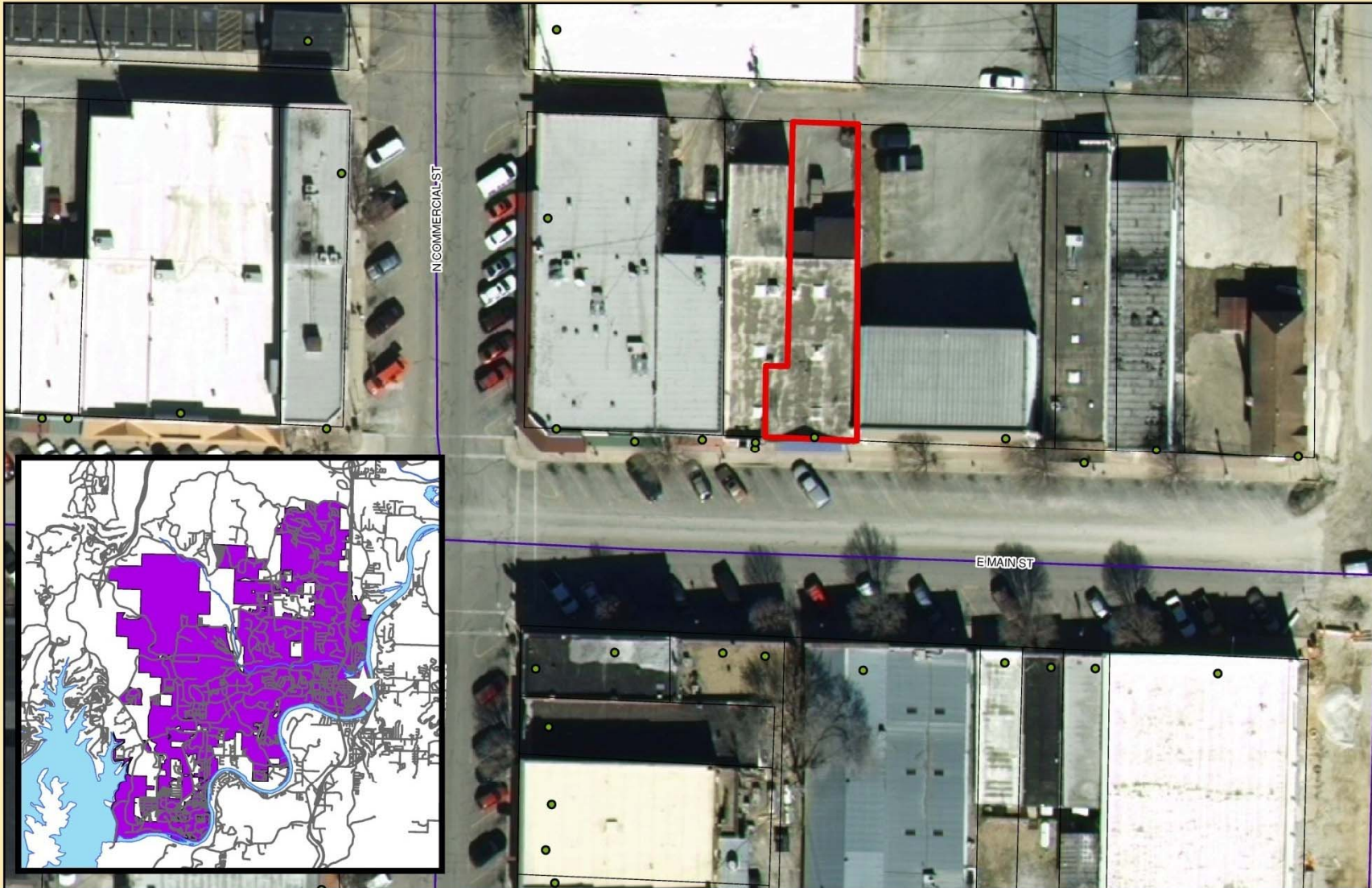


VICINITY MAP
109 E Main St
City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 4 8 16 24 32 Feet

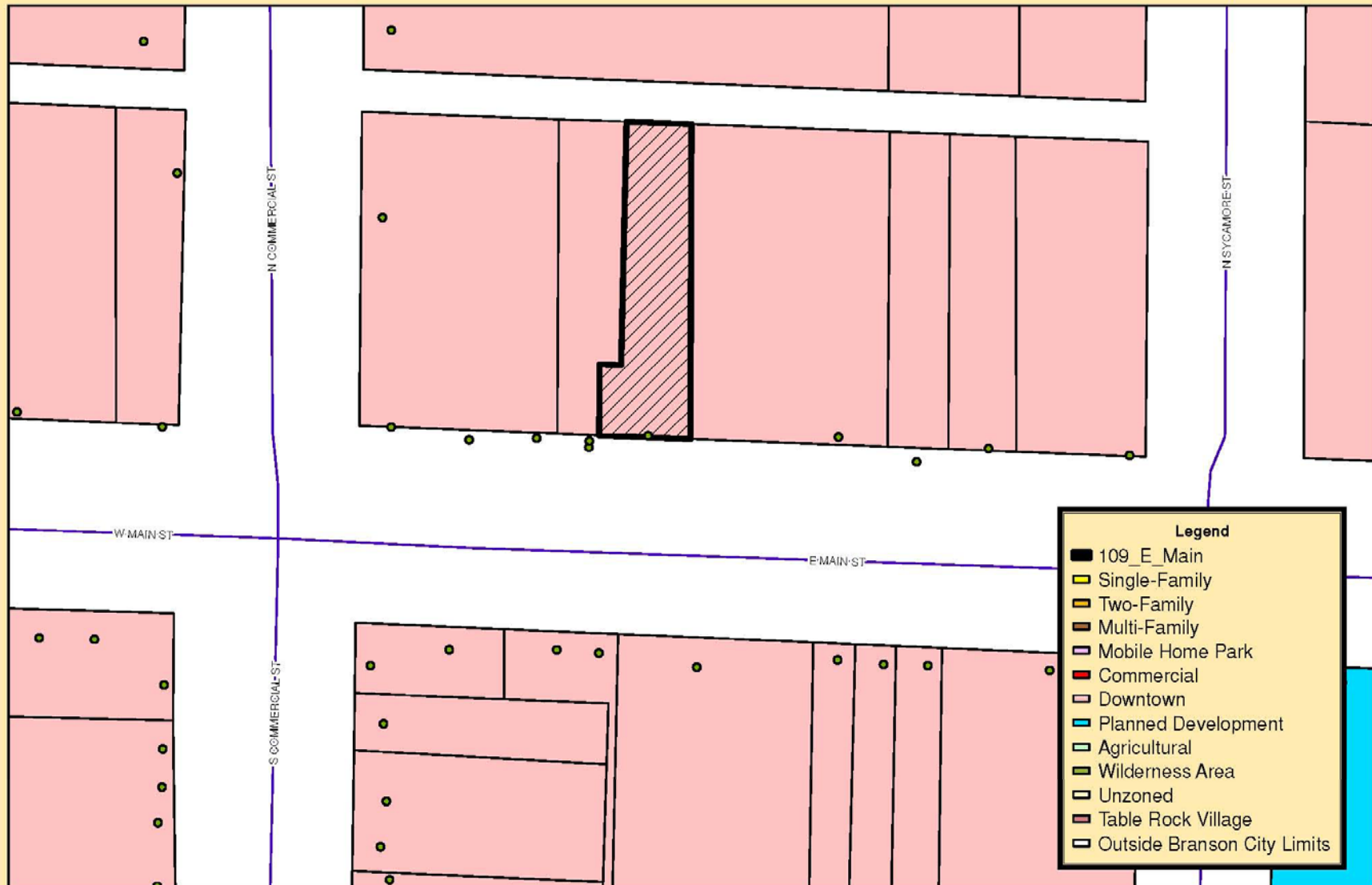


VICINITY MAP
109 E Main St
City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 4 8 16 24 32 Feet



SPECIAL USE PERMIT - MUSEUM

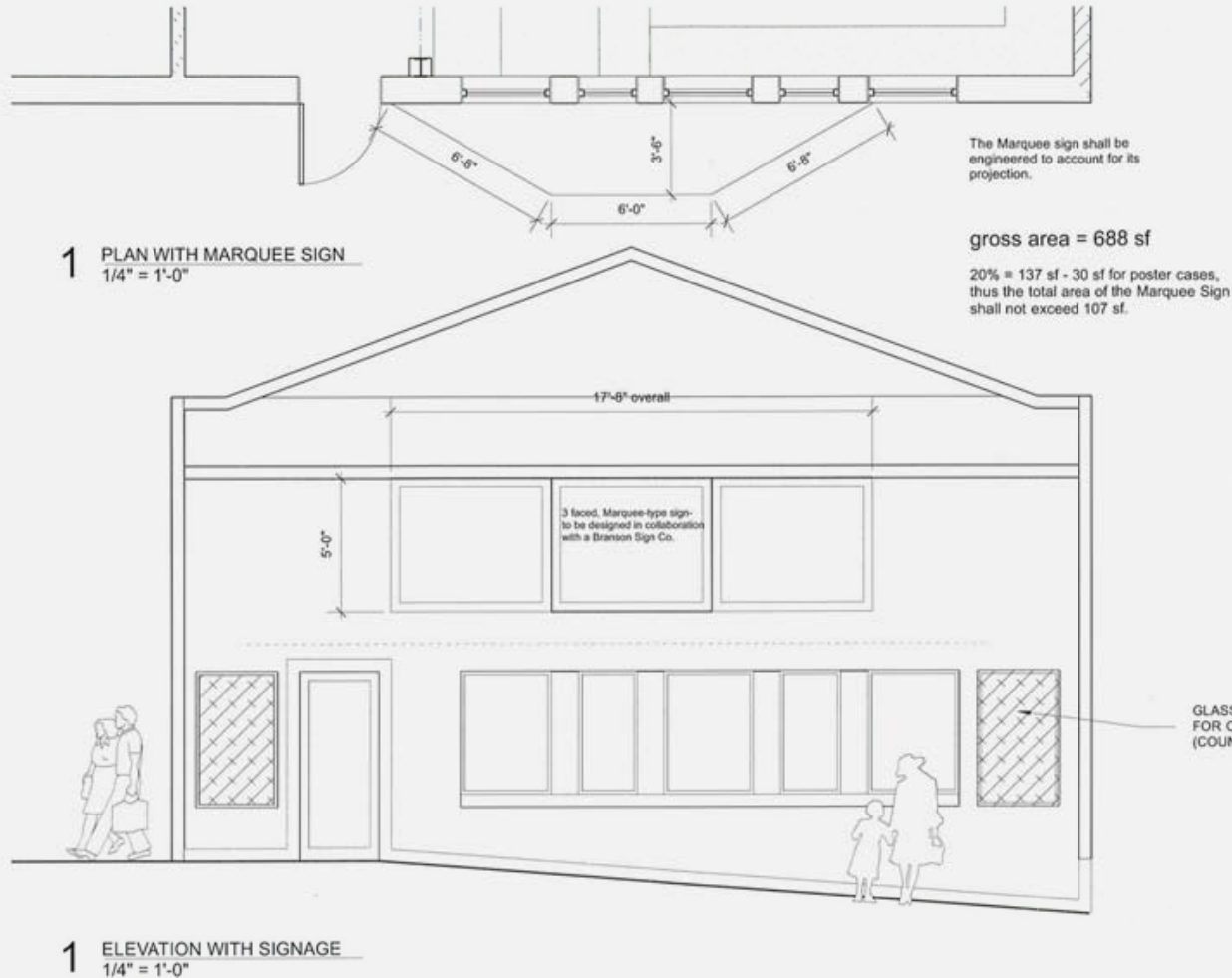


SPECIAL USE PERMIT - MUSEUM

- Applicant one of the foremost collectors in the world of artifacts and memorabilia pertaining to the book and movie, “Gone With the Wind”
- Proposed space will consist of a small museum and gift shop
- Planning to operate 6 days a week – 9:00 am to 9:00 pm



SPECIAL USE PERMIT - MUSEUM



MSM McHENRY SHAEFFER MITCHELL ARCHITECTS
1001 BRANSON BLVD., SUITE 200, BRANSON, MO 64401
417.932.2807 | WWW.MSM-ARCH.COM

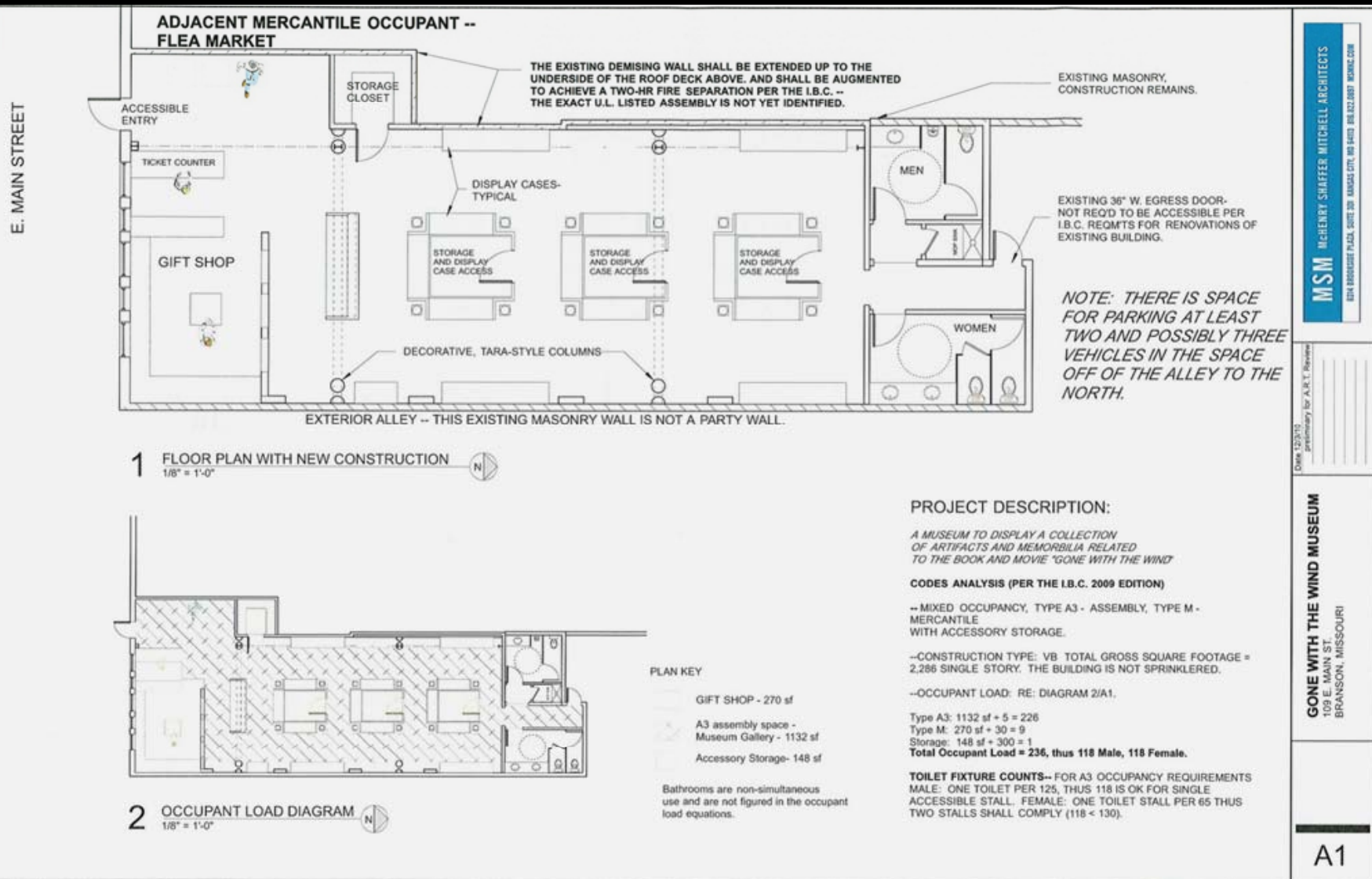
Date: 12/15/19
preliminary for A.R.T. Review

GONE WITH THE WIND MUSEUM

109 E. MAIN ST.
BRANSON, MISSOURI

A2

SPECIAL USE PERMIT - MUSEUM



SPECIAL USE PERMIT - MUSEUM

STAFF RECOMMENDS APPROVAL...

BASED ON THE FOLLOWING:

- 1. This Special Use Permit is transferrable and can be transferred from owner to owner. However, future applicants shall appear before the Planning & Zoning Commission if, and only if, their intent is to modify any of the conditions of this Special Use Permit; and,**
- 2. All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City of Branson; and,**
- 3. The applicant shall apply for and receive a business license from the City of Branson prior to any business operations; and,**
- 4. All conditions of this resolution authorizing the issuance of this Special Use Permit shall be met on or before August 1, 2011.**

SPECIAL USE PERMIT - MUSEUM

2800 W. Highway 76, Suite 416

- Approximately 1,954 sq. ft.
- Zoned: C Commercial
- Applicant's Request:
Special Use Permit - museum

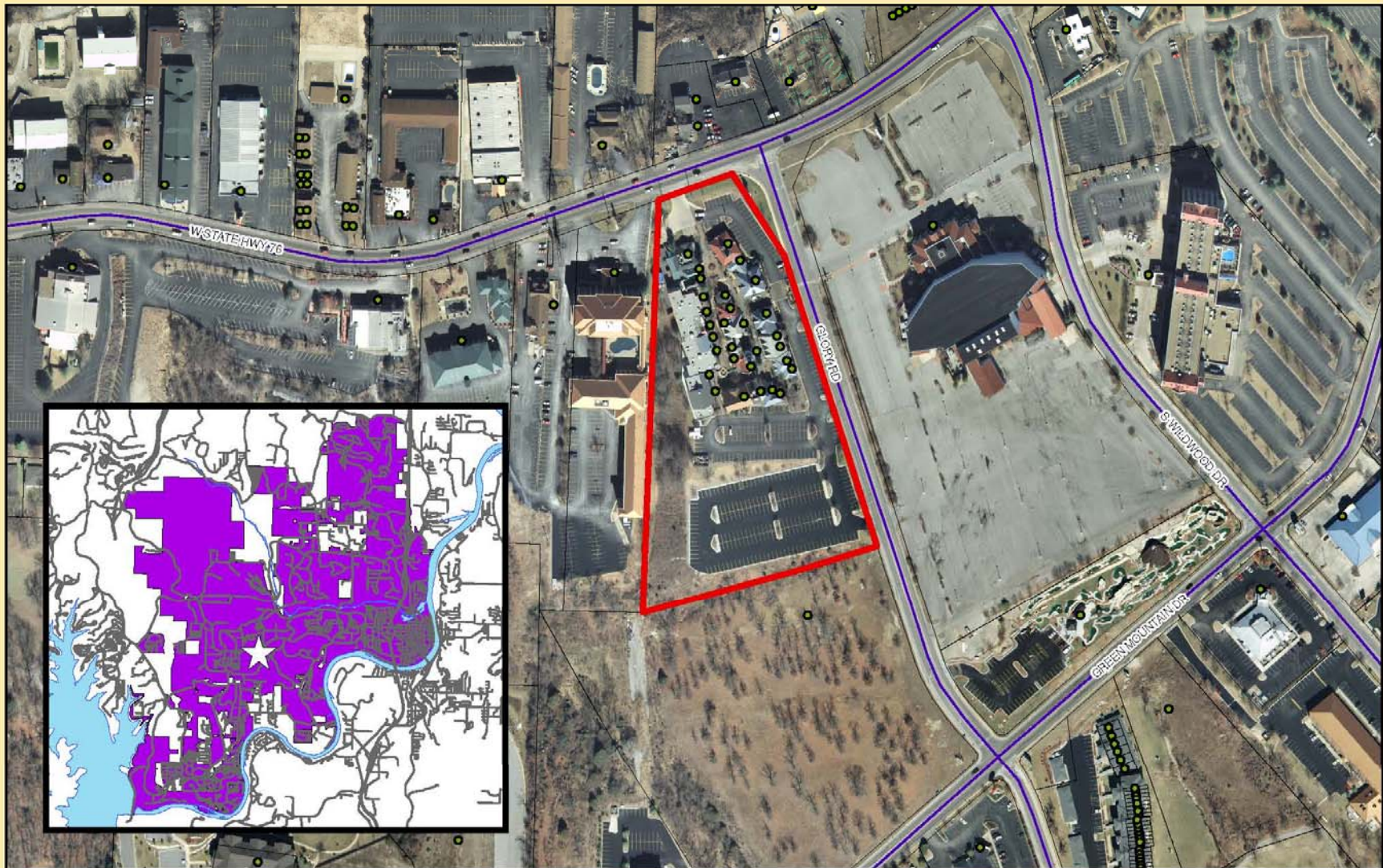


VICINITY MAP
2800 W Highway 76
City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 37.575 150 225 300 Feet



VICINITY MAP

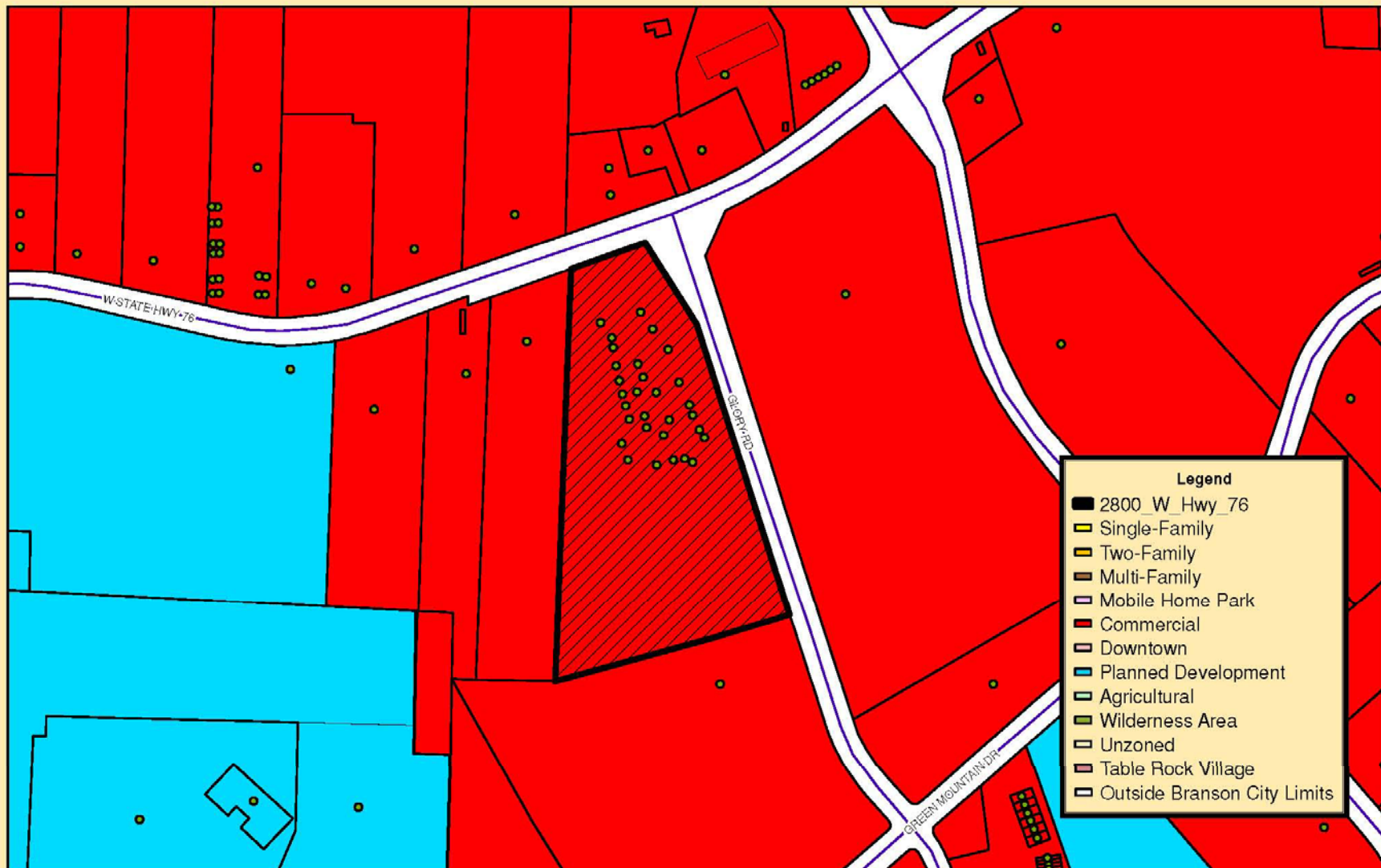
2800 W Highway 76

City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 37.5 75 150 225 300 Feet



SPECIAL USE PERMIT - MUSEUM



SPECIAL USE PERMIT - MUSEUM

- Destination for relocation of Princess Diana exhibit from The Branson Exhibition Center
- Proposed space will consist of approximately 600 sq. ft. of retail space and approximately 1,354 sq. ft. of exhibition space
- Staff has verified The Grand Village Shops have ample parking for change in use.



SPECIAL USE PERMIT - MUSEUM

STAFF RECOMMENDS APPROVAL...

BASED ON THE FOLLOWING:

- 1. This Special Use Permit is transferrable and can be transferred from owner to owner. However, future applicants shall appear before the Planning & Zoning Commission if, and only if, their intent is to modify any of the conditions of this Special Use Permit; and,**
- 2. All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City of Branson; and,**
- 3. The proposed uses for the space, Suite 416, shall be divided as proposed to 600 square feet of retail space and 1,354 square feet of exhibition space; and,**

SPECIAL USE PERMIT - MUSEUM

STAFF RECOMMENDS APPROVAL...

BASED ON THE FOLLOWING:

- 4. The applicant shall apply for and receive a business license from the City of Branson prior to any business operations; and,**
- 5. All conditions of this resolution authorizing the issuance of this Special Use Permit shall be met on or before August 1, 2011.**

ZONING REQUEST - WA

412 Owen Lane

- Approximately 7.42 acres
- Zoned: Unzoned
- Applicant's Request:
WA Wilderness Area District

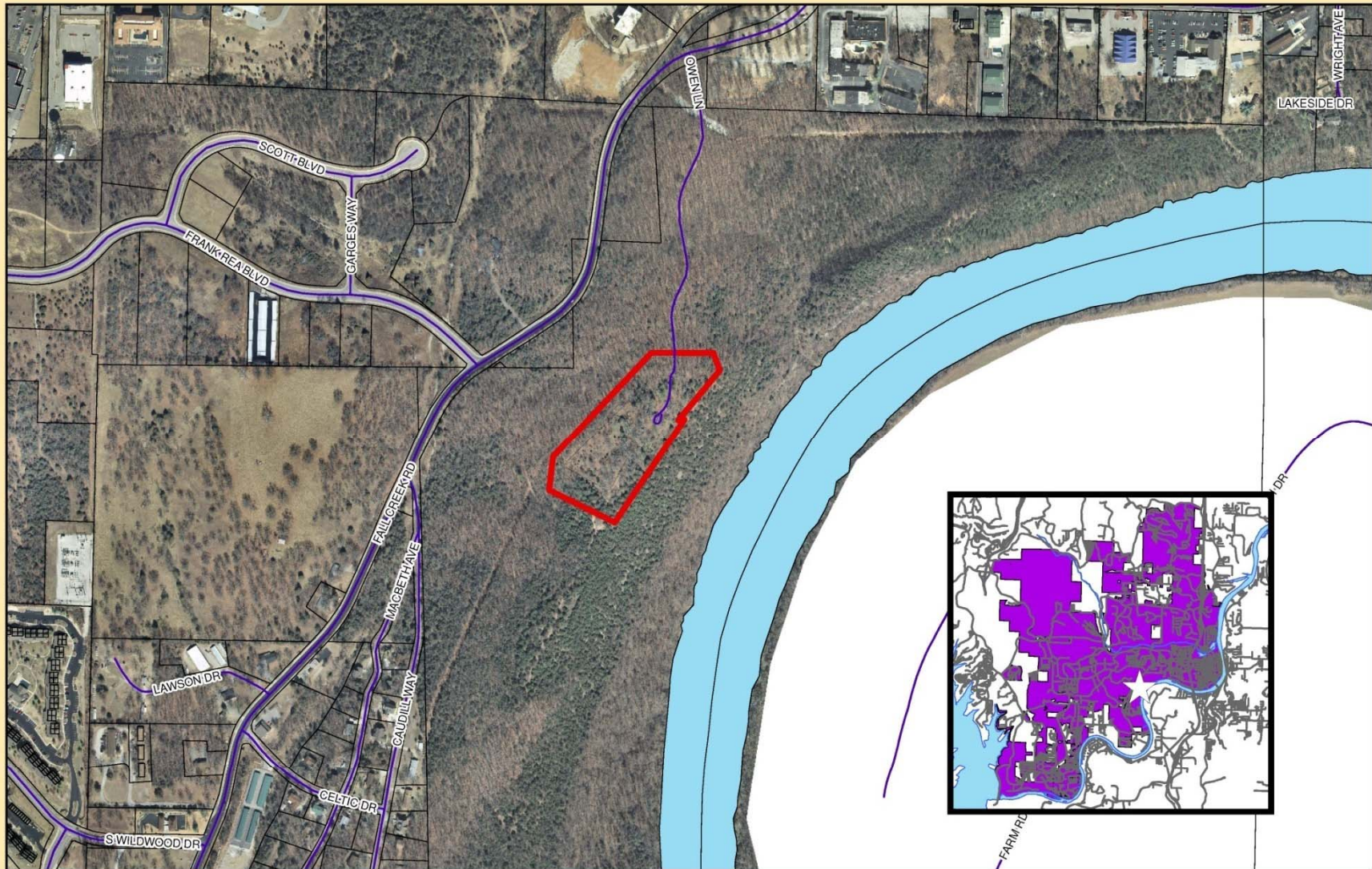


VICINITY MAP
412 Owen Lane
City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 90 180 360 540 720 Feet



VICINITY MAP

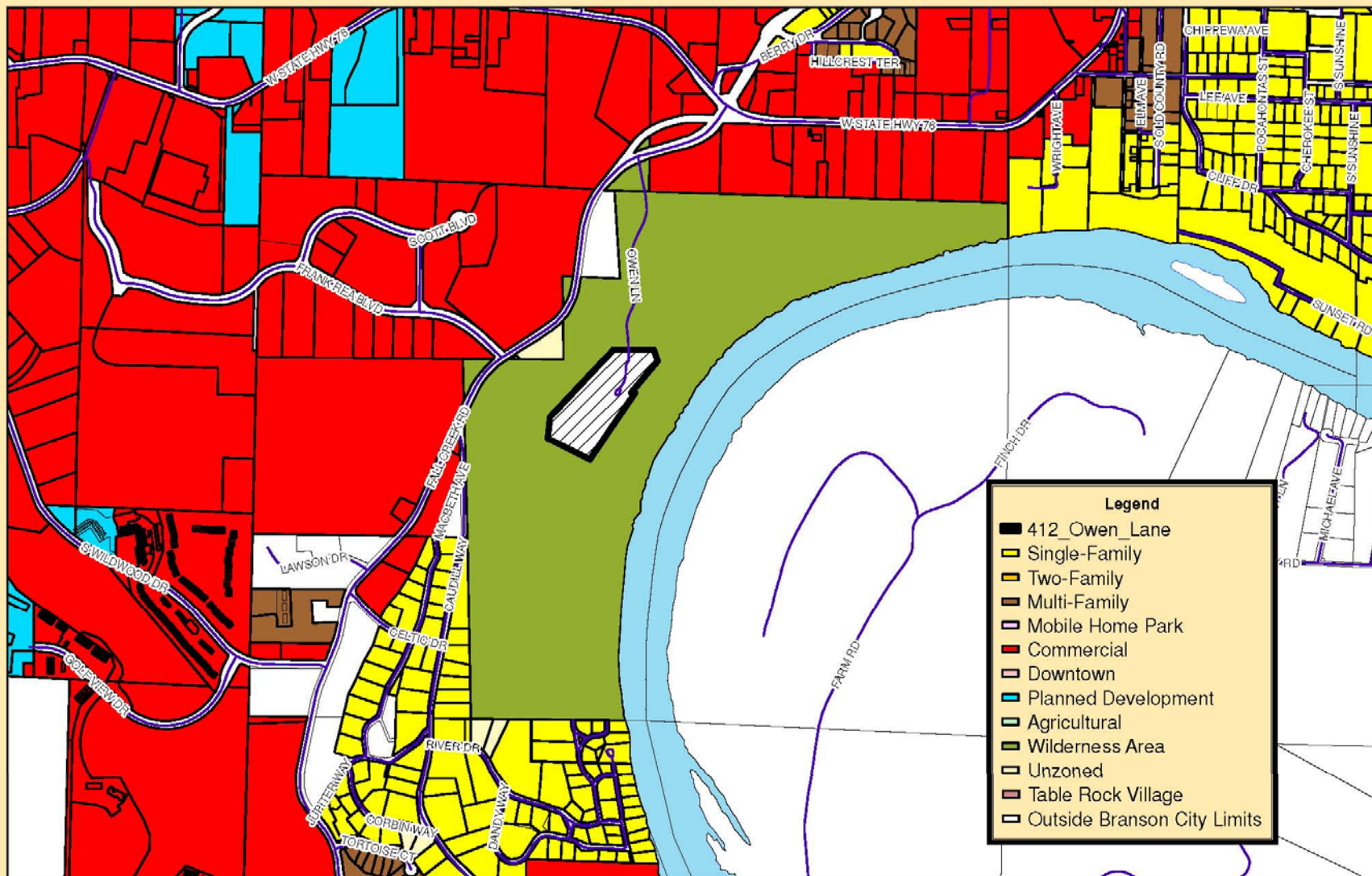
412 Owen Lane

City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 145 290 580 870 1,160 Feet



ZONING REQUEST - WA

- Purchased by City of Branson on August 31, 2010
- Become part of Lakeside Forest Wilderness Area



ZONING REQUEST - WA

STAFF RECOMMENDS APPROVAL

OTHER BUSINESS

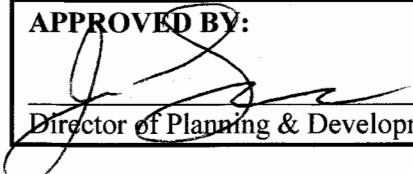
ADJOURNMENT



**Branson Planning and Zoning Commission
Staff Report and Recommendation
Project No. 11-1.1 (11-00100001)**

LOCATION:	109 E. MAIN STREET
OWNER/APPLICANT:	NOVELLA PERRIN
ITEM/SUBJECT:	<u>REQUEST FOR A SPECIAL USE PERMIT TO OPERATE A MUSEUM AT 109 E. MAIN STREET, BRANSON, MISSOURI</u>
DATE:	FEBRUARY 10, 2011
INITIATING DEPARTMENT:	PLANNING & DEVELOPMENT

APPROVED BY:


Director of Planning & Development

2/3/11
Date

STAFF REPORT:

A Special Use Permit Application has been received from Novella Perrin to operate a museum at 109 E. Main Street. This property is located on the north side of Main Street between Commercial Street and Sycamore Street. The 1,550 square foot portion of the building had previously been occupied by Taney County Title and is currently zoned D downtown.

The applicant is one of the foremost collectors in the world of artifacts and memorabilia pertaining to the book and movie "Gone with the Wind" and is proposing to open a small museum and gift shop at this location. She is planning to operate the museum six (6) days a week from 9:00 am until 9:00 pm. Customer parking is not required for this proposal due to its location within the existing D downtown district zoning.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 11-1.1 based on the following conditions:

1. This Special Use Permit is transferrable and can be transferred from owner to owner. However, future applicants shall appear before the Planning and Zoning Commission if, and only if, their intent is to modify any of the conditions of this Special Use Permit; and,
2. All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City of Branson; and,
3. The applicant shall apply for and receive a business license from the City of Branson prior to any business operations; and,
4. All conditions of this resolution authorizing the issuance of this Special Use Permit shall be met on or before August 10, 2011.

COMMENTS:

The applicant visited the Administrative Review Team on December 14, 2010, and a summary of the comments from that meeting are attached.

ATTACHED INFORMATION:

- 1) Special Use Permit Application
- 2) Vicinity Maps
- 3) Proposed Elevation & Floor Plan
- 4) A.R.T. Letter (December 9, 2010)
- 5) Resolution No. 11-1.1 (11-00100001)



CITY OF BRANSON
PLANNING & DEVELOPMENT
110 W MADDUX ST, SUITE 215
PHONE: (417) 337-8535
FAX: (417) 334-2391

FOR OFFICE USE ONLY: Project No. <u>11-11</u>	
FEE & CODE: <u>31-409</u>	SUPA
DATE & INITIALS: <u>11/13/11</u>	
PAYMENT TYPE: <input type="checkbox"/> CASH Receipt # _____	
<input checked="" type="checkbox"/> CHECK # <u>6057</u>	
<input type="checkbox"/> CREDIT CARD REF # _____	
PUBLIC NOTICE DATE: <u>1/15/11</u>	
PUBLIC HEARING DATE: <u>2/1/11</u> @ 7:30 PM	

SPECIAL USE APPLICATION

Applicant Name (Please Print): Novella Perrin

Applicant Address: 1221 Pembroke Dr., Warrensburg, MO 64093

Phone Number: 660-429-2872 Fax Number: 660-429-2872 Email: nap @ charter.net

Applicant Request: To use the property at 109 E. Main (formerly Taney County Title) as a Gone with the Wind museum

For the following property legally described herein and located at:

Street Address: 109 E. Main, Lot 20 and part of Lot 21, Block 2, City of Branson, Taney County, Missouri

REQUIRED INFORMATION TO BE INCLUDED BEFORE APPLICATION WILL BE ACCEPTED

☒ Please attach a recent copy of the WARRANTY DEED/DEED OF TRUST

Restrictions: (Note: zoning WILL NOT supersede deed restriction(s), if any.)

☒ No deed restrictions

☐ A list of restrictions have been attached.

PROPERTY OWNER/AGENT INFORMATION

Owner's Name (Please Print): Rich Makuch

Owner's Address: 121 Lenhart Lane, Branson, MO 65616

Phone Number: 417-527-1857 Fax Number: 335-7034 Email: RSMAKUCH@aol.com

Owner's Signature: [Signature]

Agent's Name (Please Print): _____

Agent's Address: _____

Phone Number: _____ Fax Number: _____ Email: _____

Agent's Signature: _____

ACKNOWLEDGMENT OF PROPERTY OWNER

STATE OF Missouri)
) SS.
COUNTY OF Taney)

On this 7th day of January, 2011, before me personally appeared Robert R. Huels, to me known to be the person described in and who executed the foregoing application, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Branson, Missouri the day and year first above written.

/s/ Sonja L. Paden
Notary Public

My term expires 7.08.13

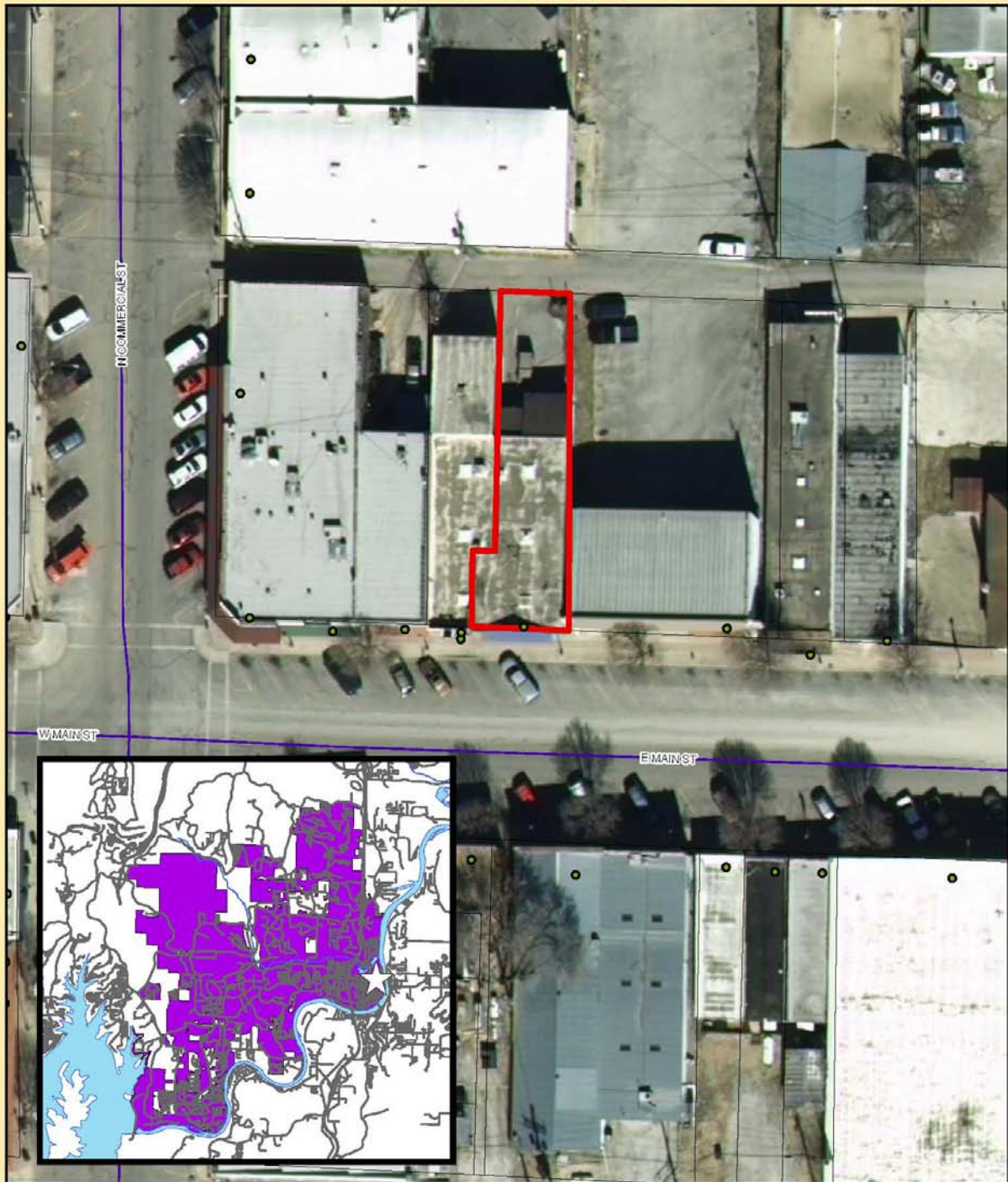
SONJA L. PADEN
Notary Public - Notary Seal
TANEY COUNTY STATE OF MISSOURI
Commission # 09835323
My Commission Expires 7/8/2013

VICINITY MAP
109 E Main St
City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept
January 2011



0 5 10 20 30 40 Feet



VICINITY MAP

109 E Main St

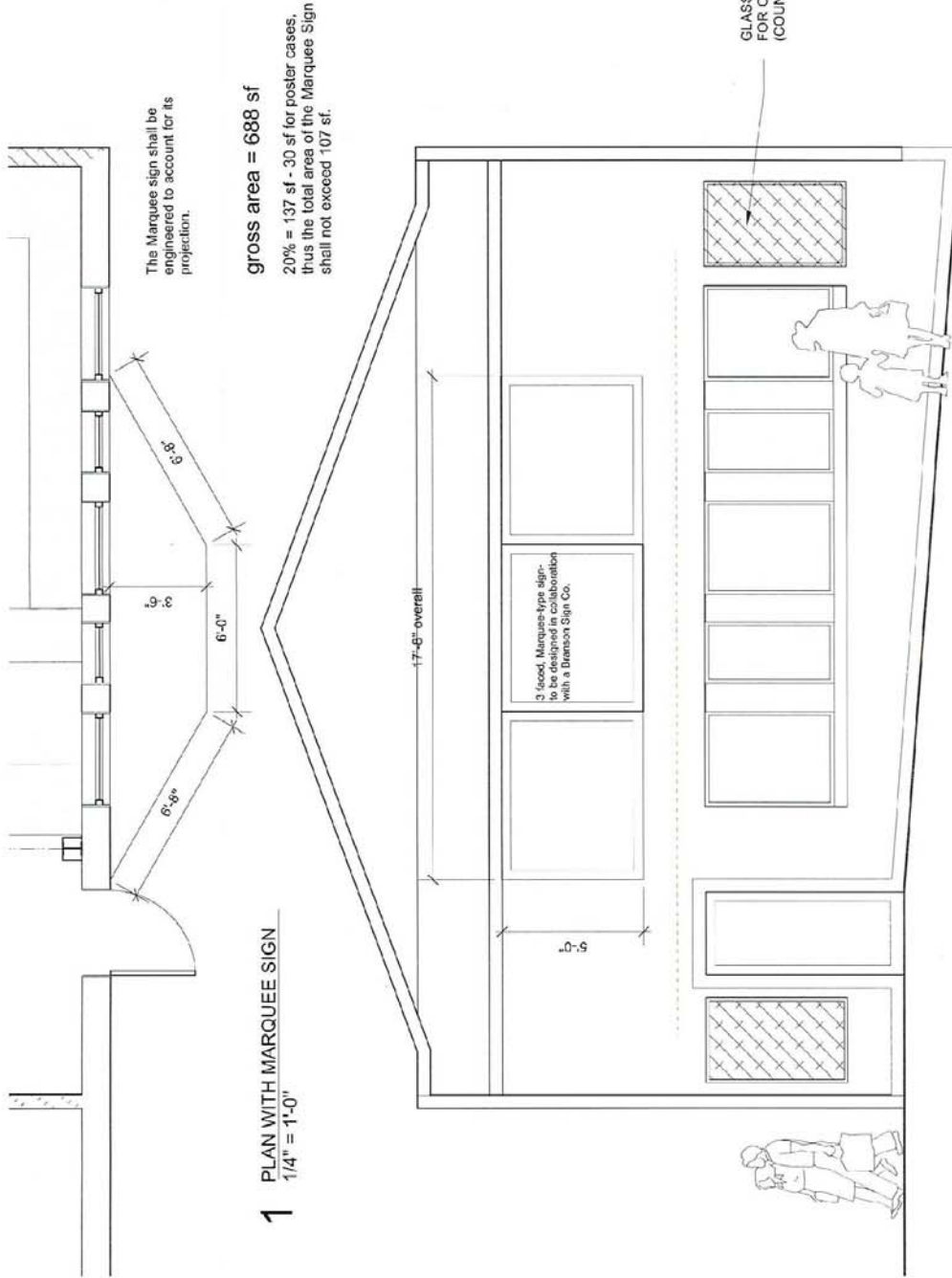
City of Branson, Missouri

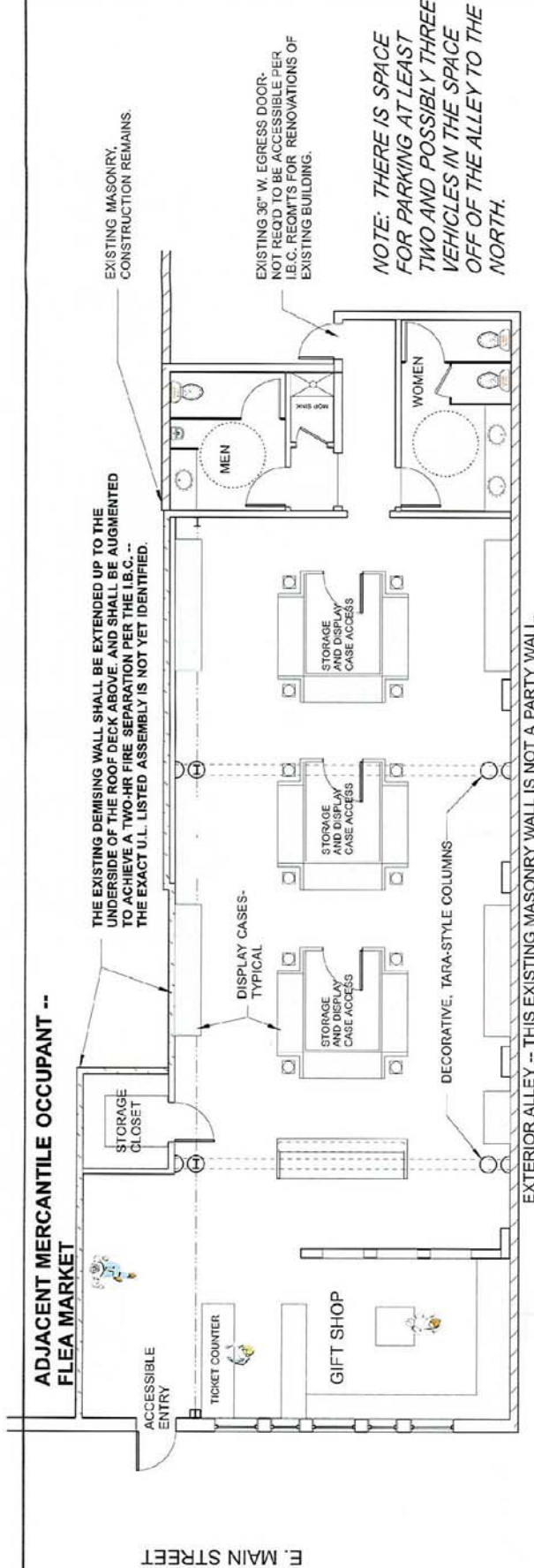
City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 5 10 20 30 40 Feet







1 FLOOR PLAN WITH NEW CONSTRUCTION
1/8" = 1'-0"

PROJECT DESCRIPTION:

A MUSEUM TO DISPLAY A COLLECTION OF ARTIFACTS AND MEMORABILIA RELATED TO THE BOOK AND MOVIE "GONE WITH THE WIND"

CODES ANALYSIS (PER THE I.B.C. 2009 EDITION)

-- MIXED OCCUPANCY, TYPE A3 - ASSEMBLY, TYPE M - MERCANTILE WITH ACCESSORY STORAGE

-- CONSTRUCTION TYPE: VB TOTAL GROSS SQUARE FOOTAGE = 2,286 SINGLE STORY. THE BUILDING IS NOT SPRINKLERED.

-- OCCUPANT LOAD: RE: DIAGRAM 2A1.

Type A3: 1132 sf + 5 = 226
Type M: 270 sf + 30 = 9
Storage: 148 sf + 300 = 1
Total Occupant Load = 236, thus 118 Male, 118 Female.

TOILET FIXTURE COUNTS-- FOR A3 OCCUPANCY REQUIREMENTS

MALE: ONE TOILET PER 125, THUS 118 IS OK FOR SINGLE ACCESSIBLE STALL. FEMALE: ONE TOILET STALL PER 65 THUS TWO STALLS SHALL COMPLY (118 < 130).



2 OCCUPANT LOAD DIAGRAM
1/8" = 1'-0"



CITY OF BRANSON PLANNING & DEVELOPMENT

110 W. Maddux St. • Suite 215 • Branson, Missouri 65616
(417) 337-8549 • Fax (417) 334-2391

December 9, 2010

Mark McHenry
MSM Architects
6314 Brookside Plaza, Suite #301
Kansas City, Missouri 64113

Re: Proposed Renovations for a Museum

Dear Mr. McHenry:

Thank you for applying to the Branson A.R.T. Committee for review of your proposal. We have reviewed your submittal for the proposed renovations. After reviewing the documents, the committee had the following comments:

Building:

- All plans will be reviewed per the adopted and amended City of Branson Municipal Code, 2009 International Building, Plumbing, Mechanical, Fire, Fuel Gas Codes, and the 2008 National Electrical Code and ICC/ANSI A117.1 2003 Edition Standard.
- All plans submitted shall be signed and sealed by Missouri Registered Design Professionals.

Utilities:

- Sewer capacity fees will be assessed for employees and public restrooms.

Engineering/PW:

- No Comments.

Health:

- Will there be a concession area?

Planning:

- A Special Use Permit is required for a museum. A copy of the application and meeting schedule has been included in your packet.

Fire:

- Design professional to confirm any Fire Alarm or Sprinkler requirements.

MoDot:

- No Comments.

Landscape:

- No Comments.

Signage:

- Please review the sign code on line – www.bransonmo.gov – section 70 Signs.
- Some noted items to be aware of:
 - Sign Commercial district Section 70-10: The total signage allowed per premises may not exceed 10 sq. ft. per lineal foot of the building frontage.
 - Wall signs 70-10 (6): Front wall up to 20% of the wall face. Other walls up to 10% of the wall face.
 - Window signs 70-10 (6): Not to exceed 25% of the window area and is considered part of that wall's total signage allowed.
 - Marquee signs 70-10 (7): The sign area shall be limited as part of the allowed wall signage.
 - Other sections may also apply i.e. height, clearance, setbacks, engineering, off premises advertising restrictions, prohibited signs, etc.
 - Also regarding the marquee construction see 2009 IBC Section 3106.
- Signage requires a separate permit. Please contact Don Boyer for questions regarding signs at 417-337-8539.

Business License:

- An application has been provided in your packet. If you have questions, please contact the Finance Department at 417-337-8553.

Please note that these comments are preliminary. ART is a service offered to give the applicant a better idea of possible site constraints. The goal of ART is to provide an open, informal atmosphere to exchange ideas, answer your questions and learn more about your project so that we can provide resources that will assist you through the application process. A packet that includes a contact list, applications, and supporting documentation pertinent to your project will be provided at the meeting. You are scheduled to meet with the ART committee on Tuesday, December 14, 2010 at 9:00 a.m. in the Planning and Development Department conference room. Due to the fact that we schedule applicants for specific times during this meeting, we ask that you be prompt for your appointment. Should a delay be unavoidable, please call our office (337-8547) to let us know of your delay. Failure to do so may result in us being unable to reschedule your appointment for that day.

Thank you again for submitting your proposal to ART. We look forward to meeting with you to discuss the proposed renovations.

Sincerely,

Summer Peterson
Permit Technician
Planning and Development Department

cc: ART members
File/Planning

PLANNING AND ZONING COMMISSION

RESOLUTION NO. 11-1.1 (11-00100001)

A PLANNING COMMISSION RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING AND DEVELOPMENT TO ISSUE A SPECIAL USE PERMIT TO OPERATE A MUSEUM AT 109 E. MAIN STREET, BRANSON, MISSOURI.

WHEREAS, an application has been submitted to the City of Branson by Novella Perrin for approval of a Special Use Permit to operate a museum at the property legally described as follows:

A TRACT OF LAND SITUATED IN LOTS TWENTY (20) AND TWENTY-ONE (21) OF BLOCK TWO (2) OF THE CITY OF BRANSON, TANNEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT TWENTY (20); THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK TWO (2), 34.0 FEET TO A POINT IN LINE WITH THE CENTERLINE OF AN EXISTING PARTY WALL; THENCE NORTH 27.70 FEET ALONG SAID PARTY WALL CENTERLINE; THENCE EAST 6.8 FEET ALONG SAID PARTY WALL CENTERLINE; THENCE NORTH, 59.0 FEET ALONG SAID PARTY WALL CENTERLINE; THENCE CONTINUE NORTH 38.30 FEET ON A PROJECTION OF SAID PARTY WALL CENTERLINE TO A POINT ON THE NORTH LINE OF SAID LOT TWENTY-ONE (21); THENCE EAST, 27.2 FEET TO THE NORTHEAST CORNER OF SAID LOT TWENTY (20); THENCE SOUTH, 125 FEET ALONG THE EAST LINE OF SAID LOT TWENTY (20) TO THE POINT OF BEGINNING.

THE INTENT OF THIS DESCRIPTION IS TO DIVIDE LOTS TWENTY (20) AND TWENTY-ONE (21) ALONG THE PARTY WALL CENTERLINE AND ITS EXTENSION. THIS WILL TAKE PRECEDENCE OVER AND DEVIATIONS OR INCONSISTENCIES THAT MAY RESULT IN SUBSEQUENT SURVEYS OF LOTS TWENTY (20) AND TWENTY-ONE (21).

WHEREAS, the Zoning Regulations for the City of Branson, Missouri, require a Public Hearing before the Planning and Zoning Commission for the approval of a Special Use Permit; and,

WHEREAS, a Public Hearing was held before the Branson Planning and Zoning Commission on February 10, 2011, at 7:30 pm in the City Council Chambers located at 110 W. Maddux St., Branson, Missouri; and,

WHEREAS, all required documentation and payment of the required filing fee have been received by the City of Branson.

BE IT THEREFORE RESOLVED, that the Planning and Zoning Commission for the City of Branson hereby authorizes the Director of Planning and Development to issue a Special Use Permit to operate a museum at the property located at 109 E, Main Street, Branson, Missouri, upon certification by the appropriate departments of the City that the following conditions have been satisfactorily completed:

1. This Special Use Permit is transferrable and can be transferred from owner to owner. However, future applicants shall appear before the Planning and Zoning Commission if, and only if, their intent is to modify any of the conditions of this Special Use Permit; and,
2. All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City of Branson; and,
3. The applicant shall apply for and receive a business license from the City of Branson prior to any business operations; and,
4. All conditions of this resolution authorizing the issuance of this Special Use Permit shall be met on or before August 10, 2011.

DONE THIS 10th DAY OF FEBRUARY 2011, BY THE PLANNING AND ZONING COMMISSION FOR
THE CITY OF BRANSON, MISSOURI.

Clark Harris - Chairman

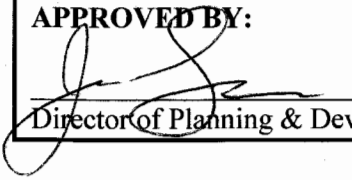
ATTEST:

Jim Lawson Jr. - Director of Planning and Development

**Branson Planning and Zoning Commission
Staff Report and Recommendation
Project No. 11-1.2 (11-00100002)**

LOCATION:	2800 W. HIGHWAY 76, SUITE 416
OWNER/APPLICANT:	GCP GRAND VILLAGE LLC
ITEM/SUBJECT:	<u>REQUEST FOR A SPECIAL USE PERMIT TO OPERATE A MUSEUM AT 2800 W. HIGHWAY 76, SUITE 416, BRANSON, MISSOURI</u>
DATE:	FEBRUARY 10, 2011
INITIATING DEPARTMENT:	PLANNING & DEVELOPMENT

APPROVED BY:



Director of Planning & Development

2/3/11

Date

STAFF REPORT:

A Special Use Permit Application has been received from GCP Grand Village LLC to operate a museum at 2800 W. Highway 76, Suite 416. This location is within The Grand Village Shops south of W. Highway 76, west of Glory Road and north of Green Mountain Drive. The entire property contains approximately 7.02 acres more or less, and is zoned C commercial. However, this request is only for 1,954 square feet of the property.

The applicant is proposing to relocate the Princess Diana exhibit from The Branson Exhibition Center to the location mentioned above. The proposed space will consist of approximately 600 square feet of retail space and approximately 1,354 square feet of exhibition space. Parking calculations have been provided by the applicant for The Grand Village Shops and verified by staff that the proposed uses have ample parking provided.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 11-1.2 based on the following conditions:

1. This Special Use Permit is transferrable and can be transferred from owner to owner. However, future applicants shall appear before the Planning & Zoning Commission if, and only if, their intent is to modify any of the conditions of this Special Use Permit; and,
2. All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City of Branson; and,
3. The proposed uses for the space, Suite 416, shall be divided as proposed to 600 square feet of retail space and 1,354 square feet of exhibition space; and,
4. The applicant shall apply for and receive a business license from the City of Branson prior to any business operations; and,

5. All conditions of this resolution authorizing the issuance of this Special Use Permit shall be met on or before August 10, 2011.

COMMENTS:

No additional comments were received by any of the departments relating to the applicant's request.

ATTACHED INFORMATION:

- 1) Special Use Permit Application
- 2) Vicinity Maps
- 3) Applicant Provided Location Map
- 4) Applicant Provided Parking Calculations
- 5) Resolution No. 11-1.2 (11-00100002)



CITY OF BRANSON
PLANNING & DEVELOPMENT
110 W MADDUX ST, SUITE 215
PHONE: (417) 337-8535
FAX: (417) 334-2391

FOR OFFICE USE ONLY: Project No.	<u>11-1.2</u>
FEE & CODE:	<u>7400.00</u> <u>SLIPA</u>
DATE & INITIALS:	<u>TN</u>
PAYMENT TYPE:	<input type="checkbox"/> CASH Receipt #
	<input checked="" type="checkbox"/> CHECK # <u>1768</u>
	<input type="checkbox"/> CREDIT CARD REF #
PUBLIC NOTICE DATE:	<u>1/15</u>
PUBLIC HEARING DATE:	<u>2/1</u> @ 7:30 PM

SPECIAL USE APPLICATION

Applicant Name (Please Print): GCP Grand Village LLC
Applicant Address: % Commercial One Brocory, LLC
500 W. Main St. Branson MO 65616
5th 302A
Phone Number: 417 331 6708 Fax Number: 417-3355152 Email: rrhuels@ccim.net
Applicant Request: Chg use from Retail to Part Retail + Part
Museum (exhibition)

For the following property legally described herein and located at:

Street Address: 2800 W Hwy 76 Suite ~~416~~ 416

REQUIRED INFORMATION TO BE INCLUDED BEFORE APPLICATION WILL BE ACCEPTED

☒ Please attach a recent copy of the WARRANTY DEED/DEED OF TRUST

Restrictions: (Note: zoning WILL NOT supersede deed restriction(s), if any.)

☒ No deed restrictions

☐ A list of restrictions have been attached.

PROPERTY OWNER/AGENT INFORMATION

Owner's Name (Please Print): _____

Owner's Address: _____

Phone Number: _____ Fax Number: _____ Email: _____

Owner's Signature: _____

Agent's Name (Please Print): Robert R Huels

Agent's Address: 500 W. Main St. 302A

Phone Number: 334-3149 Fax Number: 3355152 Email: rrhuels@ccim.net

Agent's Signature: [Signature]

ACKNOWLEDGMENT OF PROPERTY OWNER

STATE OF Missouri)
) SS.
COUNTY OF Taney)

On this 7th day of January, 2011, before me personally appeared Robert R. Huels, to me known to be the person described in and who executed the foregoing application, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Branson, Missouri the day and year first above written.

/s/ Sonja L. Paden
Notary Public

My term expires 7.08.13

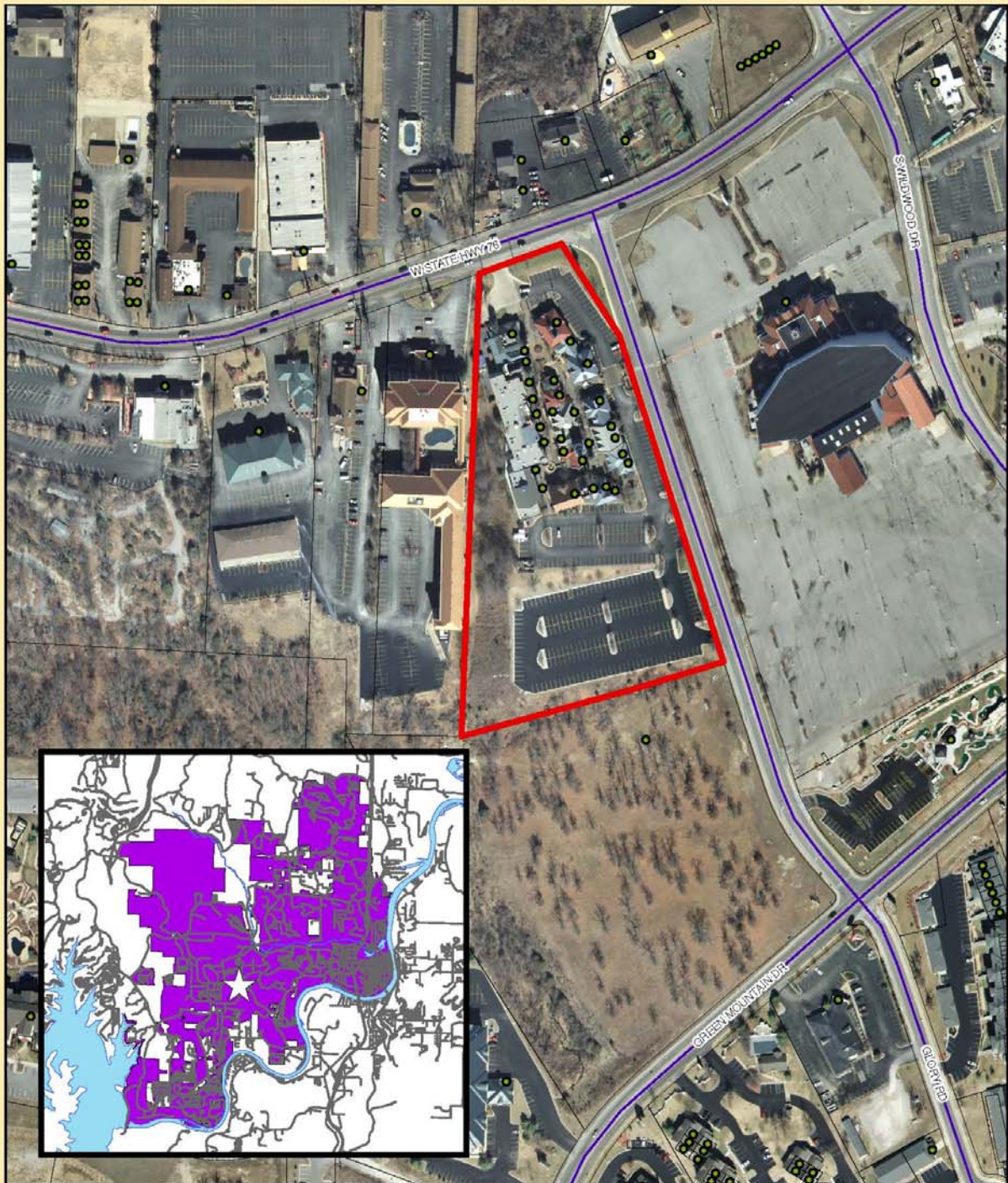
SONJA L. PADEN
Notary Public - Notary Seal
TANEY COUNTY STATE OF MISSOURI
Commission # 09835323
My Commission Expires 7/8/2013

VICINITY MAP
2800 W Highway 76
City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 35 70 140 210 280 Feet

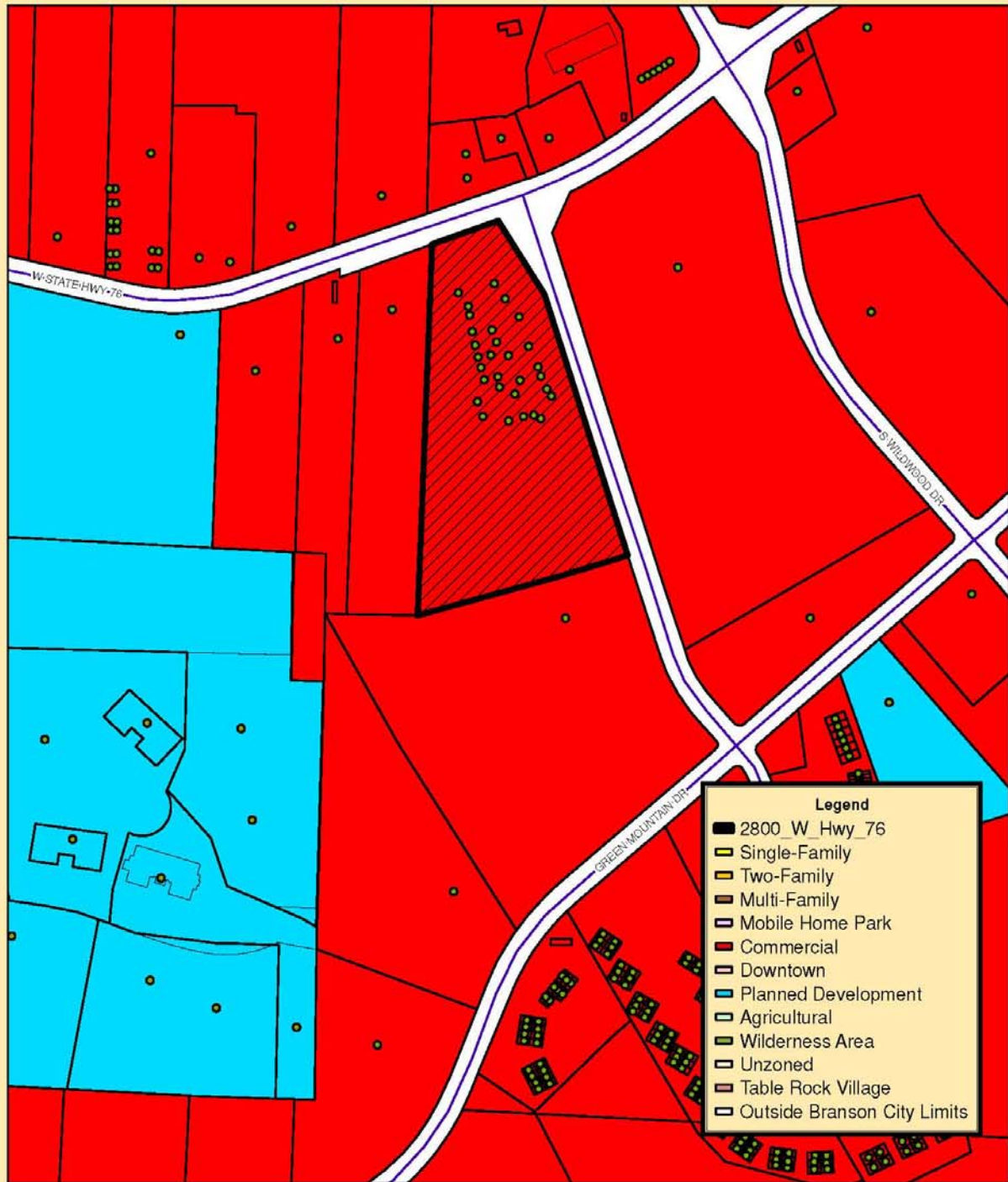


VICINITY MAP
2800 W Highway 76
City of Branson, Missouri

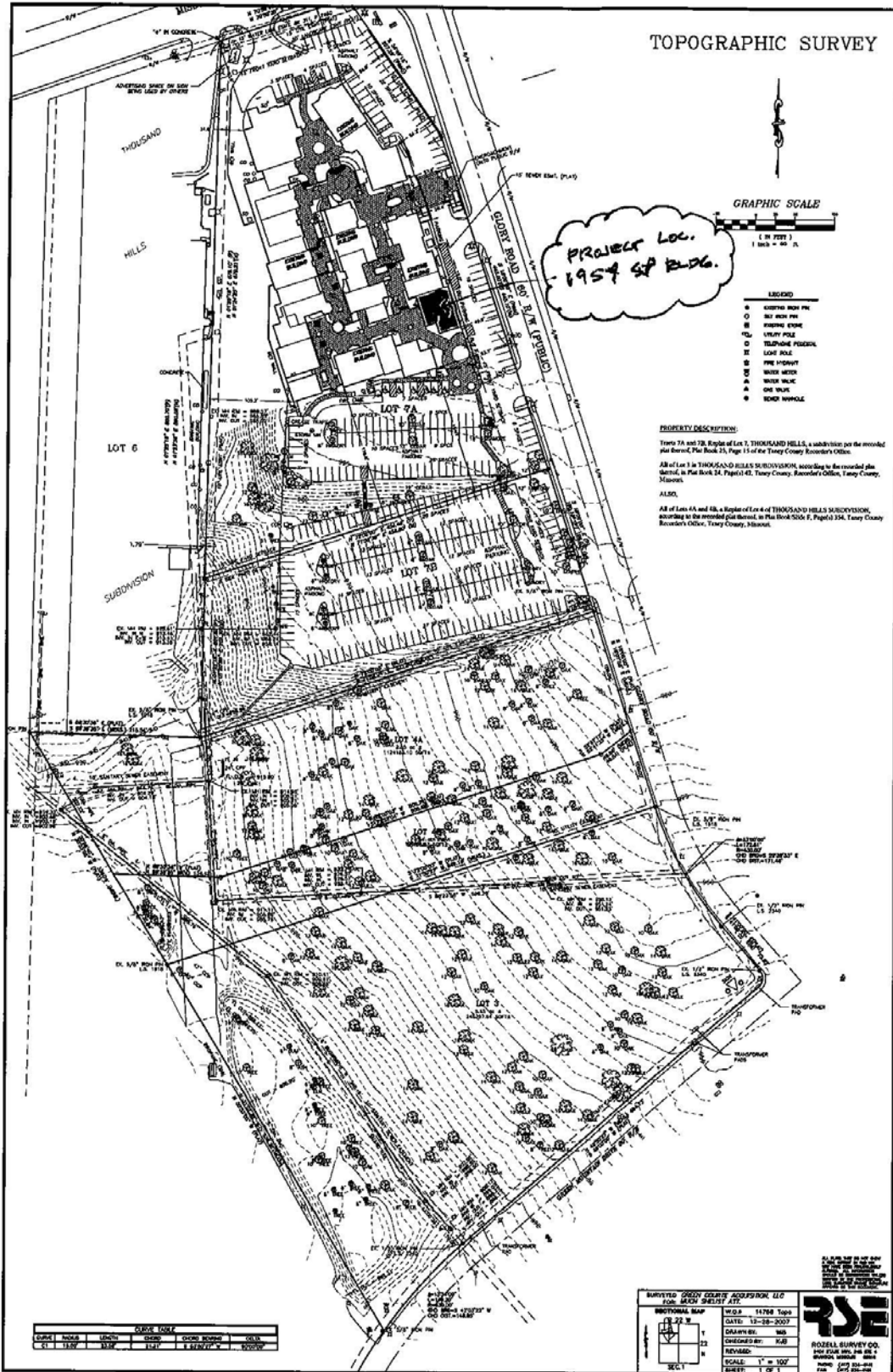
City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 45 90 180 270 360 Feet



TOPOGRAPHIC SURVEY



DATE	BOOK	LOT	OWNER	DATE	OWNER	DATE
11-1-1954	25	7A	1954 SP BLDG.	11-1-1954	1954 SP BLDG.	11-1-1954

SURVEYED: GREEN GLASS ADDITION, LLC
 FOR: JAMES GREEN GLASS, LLC
 SECTION: 16
 TOWNSHIP: 23 N.
 RANGE: 23 E.
 COUNTY: MO.
 DATE: 11-1-2007
 DRAWN BY: R.S.
 CHECKED BY: R.S.
 REVISION: 1
 TOTAL: 1
 SHEET: 1 OF 1

RSE
 ROSS & SONS, INC.
 1000 E. 10th St.
 Des Moines, IA 50319
 Phone: (515) 281-1111
 Fax: (515) 281-1112

Robert Huels

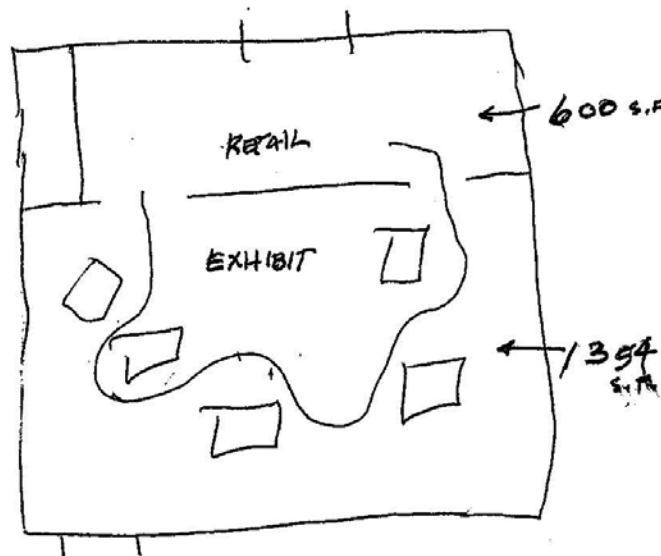
From: Bob Duncan [BobDuncan@greencourtepartners.com]
Sent: Friday, December 31, 2010 2:40 PM
To: 'Robert Huels'
Subject: Grand Village Parking, Survey
Attachments: Topographic Survey 122807.pdf

Bob,
 I'm coming up with 339 spaces, based on the attached.

Restaurant	5,882
Exhibition	1,954 → 1354
Retail	30,276 + 600 = 30,876
Office	9,025
Subtotal	47,137

Storage	1,741
Total	48,878

Based on the subtotal (excl. storage) we have an overall ratio of 7.19 per 1000, which seems very high.
 As you know, 5 per 1000 is typical.



1/3/2011

GENERAL DESIGN AND RESTORATION, INC. ARCHITECTURE

1000 N. BUSINESS HWY 65
BRANSON, MISSOURI 65616
Phone (417) 334-1999
Fax (417) 334-0746
awj@generaldesigninc.com

January 3, 2011

Tim Bonner, Plans Examiner
City of Branson Planning and Development
110 West Maddux, Suite 215
Branson, MO 65616

RE: PARKING LOAD AT THE GRAND VILLAGE

Tim,

The Grand Village shopping center wishes to convert a 1,954 sf retail building into a use of 1,354 sf of exhibition space with 600 sf remaining as retail space.

The following calculations are based upon the total sf provided to me by the owners of the shopping center and the parking totals shown on Rozell Engineering 12/28/2007 survey.


- Restaurant : $5,882 \text{ sf} \times 80\% = 4,706 / 15 \text{ sf per person} = 314 \text{ persons} / 3 = 104 \text{ spaces}$ for public area
- Restaurant Storage and kitchen area $5,882 \text{ sf} \times 20\% = 1,175 / 500 \text{ sf per person} = 3 \text{ persons} / 1 = 3 \text{ spaces}$ for storage and work area
- Exhibition : $1,354 \text{ sf} \times 80\% = 1,083 / 20 \text{ sf per person (educational)} = 55 \text{ persons} / 7 = 8 \text{ spaces}$
- Exhibition storage: $1,354 \text{ sf} \times 20\% = 270 / 500 = 1 \text{ space}$
- Retail : $30,876 \text{ sf} \times 80\% = 24,701 / 30 \text{ sf per person} = 824 \text{ persons} / 4 = 206 \text{ spaces}$
- Retail storage: $30,706 \text{ sf} \times 20\% = 6,141 / 500 = 12 \text{ persons} / 2 = 6 \text{ spaces}$
- Office : $9,025 \text{ sf} / 100 \text{ sf per person} = 91 \text{ persons} / 3 = 30 \text{ spaces}$
- Storage : $1,741 \text{ sf} / 500 \text{ sf per person} = 4 \text{ persons} / 2 = 2 \text{ spaces}$

Total spaces required = 360 parking spaces

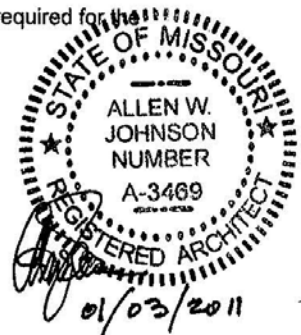
Total spaces provided = 365 including 332 car and 3 bus spaces

Thus the above calculations indicate that there are 5 spaces in excess the total required for the shopping center.

Sincerely,



Allen W. Johnson, AIA, LEED AP
President, General Design and Restoration, Inc.
For the Firm



PLANNING AND ZONING COMMISSION

RESOLUTION NO. 11-1.2 (11-00100002)

A PLANNING COMMISSION RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING AND DEVELOPMENT TO ISSUE A SPECIAL USE PERMIT TO OPERATE A MUSEUM AT 2800 W HIGHWAY 76 SUITE 416, BRANSON, MISSOURI.

WHEREAS, an application has been submitted to the City of Branson by GCP Grand Village LLC for approval of a Special Use Permit to operate a museum at the property legally described as follows:

Tracts 7A and 7B, RePlat of Lot 7, THOUSAND HILLS, a subdivision per the recorded plat thereof, Plat Book 25, page 15 of the Taney County Recorder's Office, Taney County, Missouri

WHEREAS, the Zoning Regulations for the City of Branson, Missouri require a Public Hearing before the Planning and Zoning Commission for the approval of a Special Use Permit; and,

WHEREAS, a Public Hearing was held before the Branson Planning and Zoning Commission on February 10, 2011, at 7:30 pm in the City Council Chambers located at 110 W. Maddux St., Branson, Missouri; and,

WHEREAS, all required documentation and payment of the required filing fee have been received by the City of Branson.

BE IT THEREFORE RESOLVED, that the Planning and Zoning Commission for the City of Branson hereby authorizes the Director of Planning and Development to issue a Special Use Permit to operate a museum at the property located at 2800 W. Highway 76, Suite 416, Branson, Missouri, upon certification by the appropriate departments of the City that the following conditions have been satisfactorily completed:

1. This Special Use Permit is transferrable and can be transferred from owner to owner. However, future applicants shall appear before the Planning & Zoning Commission if, and only if, their intent is to modify any of the conditions of this Special Use Permit; and,
2. All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City of Branson; and,
3. The proposed uses for the space, Suite 416, shall be divided as proposed to 600 square feet of retail space and 1,354 square feet of exhibition space; and,
4. The applicant shall apply for and receive a business license from the City of Branson prior to any business operations; and,
5. All conditions of this resolution authorizing the issuance of this Special Use Permit shall be met on or before August 10, 2011.

DONE THIS 10th DAY OF FEBRUARY 2011, BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.

Clark Harris - Chairman

ATTEST:

Jim Lawson Jr. - Director of Planning and Development

**Branson Planning and Zoning Commission
Staff Report and Recommendation
Project No. 11-00200001**

LOCATON: 412 OWEN LANE

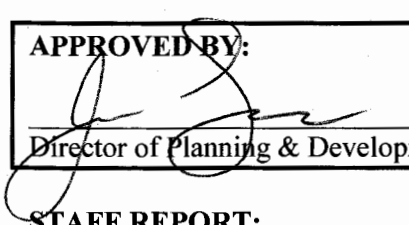
OWNER/APPLICANT: CITY OF BRANSON

ITEM/SUBJECT: REQUEST FOR WA WILDERNESS AREA DISTRICT
ZONING OF THE PROPERTY AT 412 OWEN LANE,
BRANSON, MISSOURI

DATE: FEBRUARY 10, 2011

INITIATING DEPARTMENT: PLANNING & DEVELOPMENT

APPROVED BY:


Director of Planning & Development

2/3/11
Date

STAFF REPORT:

A Zoning Application has been received from the City of Branson to zone a newly annexed property located at 412 Owen Lane to WA Wilderness Area District. The property is located within the Lakeside Forest Wilderness Area and has been referred to as the Owen enclave. It contains approximately 7.42 acres more or less and was annexed on January 25, 2011.

The property was purchased on August 31, 2010, by the City of Branson and is intended to become part of the Lakeside Forest Wilderness Area. The property is boarder by hand-laid stone walls and contains a few structures including the Owen's home, a bath house and chicken coops. Since the purchase of the property, dramatic changes have occurred in large part to four Boy Scouts (Aaron Hughes, Dallin Hughes, Keaton Knudsen, and Skylar Brown), volunteers and city staff to clean up the property. As a result of the efforts, visitors will be able to experience the grounds as Lyle Owen and his family were able to and enjoy the 180 degree view of Lake Taneycomo and the College of the Ozarks' property.

As mentioned, the property is completely bordered by the Lakeside Forest Wilderness area which is currently zoned WA Wilderness Area District. Therefore this zoning request will maintain the intensity and character of the surrounding area.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 11-2.1.

COMMENTS:

No additional comments were received by any of the departments relating to the applicant's request.

ATTACHED INFORMATION:	1) Zoning Application
	2) Vicinity Maps
	3) Resolution No. 11-00200001



CITY OF BRANSON
PLANNING & DEVELOPMENT
110 W MADDUX ST, SUITE 215
PHONE: (417) 337-8535
FAX: (417) 334-2391

FOR OFFICE USE ONLY: Project No. _____
FEE & CODE: <u>\$0.00</u> <u>ZON</u>
DATE & INITIALS: _____
PUBLIC NOTICE DATE: _____
PUBLIC HEARING DATE: _____ @ 7:30 PM

ZONING REQUEST APPLICATION

Applicant Name (Please Print): City of Branson

Applicant Address: 110 W. Maddux, Branson, MO 65616

Phone Number: _____ Fax Number: _____ Email: _____

Applicant requests zoning district WA for property described herein and located at:

Street Address: 412 Owen Ln

REQUIRED INFORMATION TO BE INCLUDED BEFORE APPLICATION WILL BE ACCEPTED

☒ Please attach a recent copy of the WARRANTY DEED/DEED OF TRUST

☐ If request is for "C" Commercial zoning, please attach a copy of your Missouri State Sales Tax ID Number.

Purpose or reason for zoning request: newly annexed property

Current use of property: vacant

Restrictions: (Note: zoning WILL NOT supersede deed restriction(s), if any.)

☐ No deed restrictions

☐ A list of restrictions have been attached.

PROPERTY OWNER/AGENT INFORMATION

Owner's Name (Please Print): City of Branson, Raeanne Presley, Mayor

Owner's Address: 110 W. Maddux, Branson, MO 65616

Phone Number: _____ Fax Number: _____ Email: _____

Owner's Signature: Raeanne Presley

Agent's Name (Please Print): _____

Agent's Address: _____

Phone Number: _____ Fax Number: _____ Email: _____

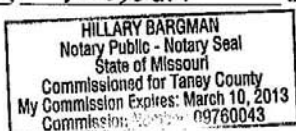
Agent's Signature: _____

ACKNOWLEDGMENT OF PROPERTY OWNER

STATE OF Missouri)
) SS.
COUNTY OF Taney)

On this 4th day of January, 2011, before me personally appeared Raeanne Presley, to me known to be the person described in and who executed the foregoing application, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Branson, Missouri the day and year first above written.



/s/ Hillary Bargman
Notary Public

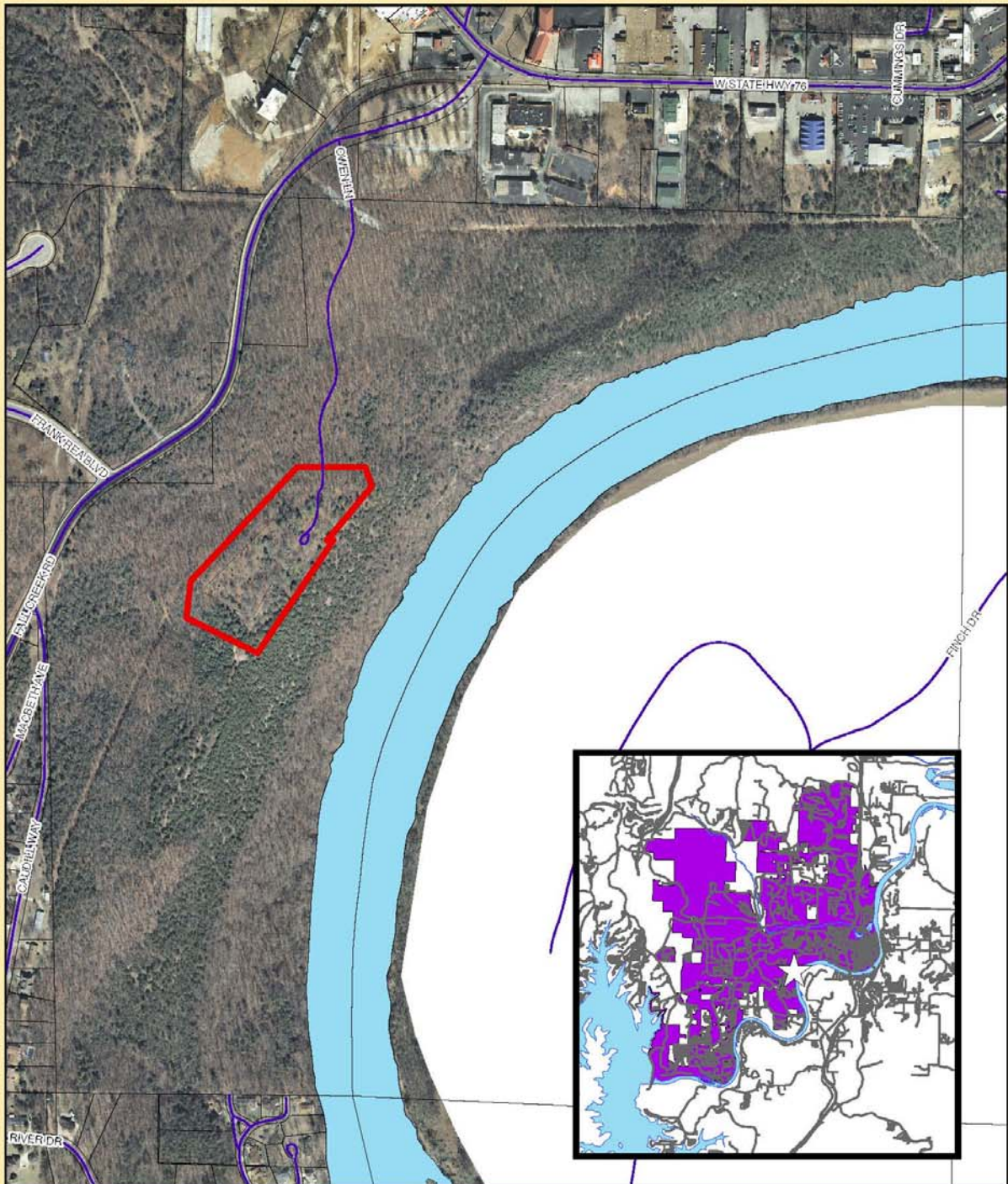
My term expires 3/10/2013

VICINITY MAP
412 Owen Lane
City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 85 170 340 510 880 Feet



VICINITY MAP

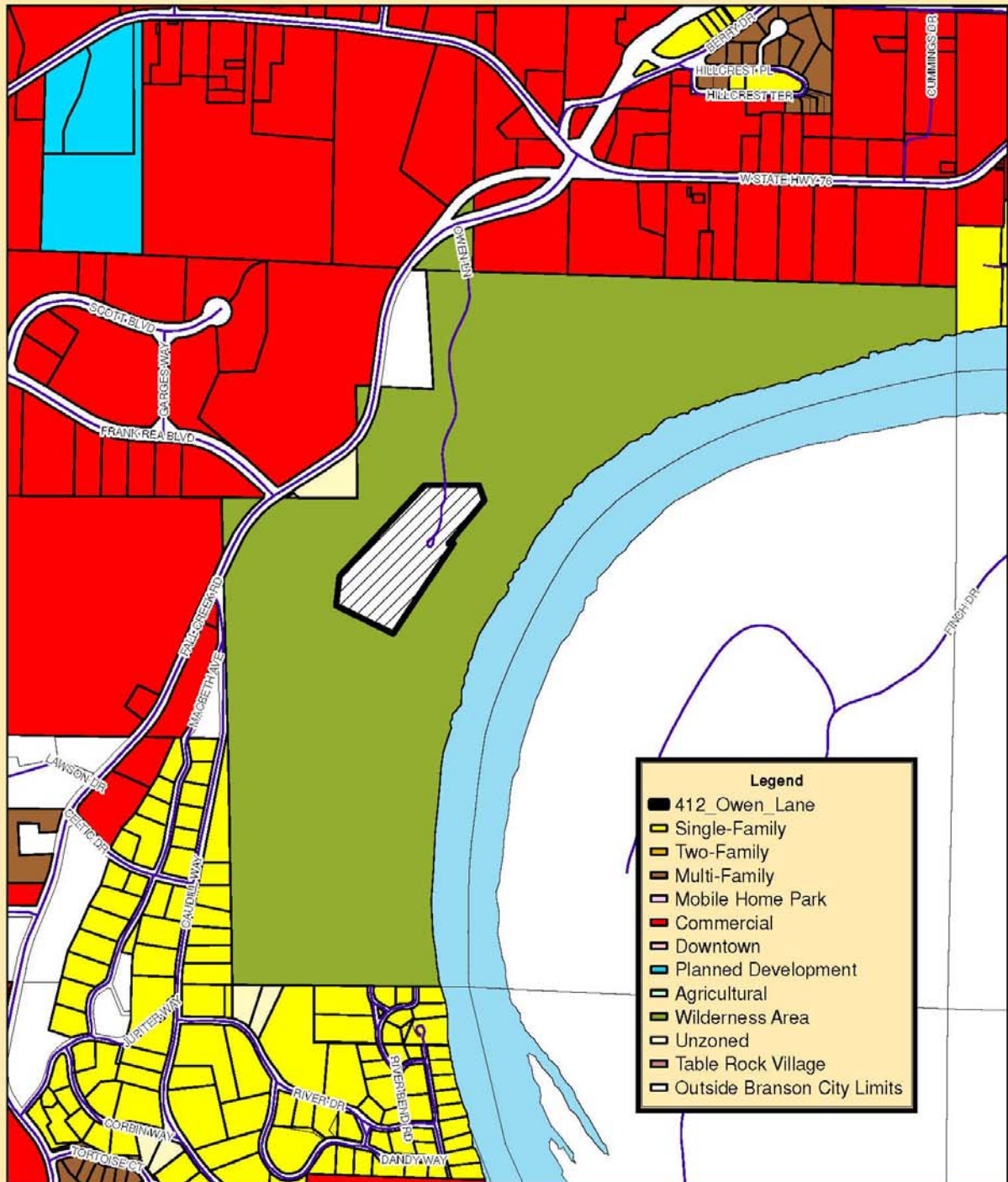
412 Owen Lane

City of Branson, Missouri

City of Branson, Taney County, Missouri
Planning and Development Dept.
January 2011



0 105 210 420 630 840 Feet



PLANNING AND ZONING COMMISSION

RESOLUTION NO. 11-2.1 (11-00200001)

A PLANNING COMMISSION RESOLUTION RECOMMENDING APPROVAL OF REQUEST FOR WA WILDERNESS AREA DISTRICT ZONING OF THE PROPERTY AT 412 OWEN LANE, BRANSON, MISSOURI.

WHEREAS, an application has been submitted to the City of Branson by the City of Branson for approval to zone the property legally described as follows to WA Wilderness Area District:

A tract of land described as a portion of Lots 10, 11 and 12 of fractional Section 6, Township 22 North, Range 21 being more particularly described as follows:

Commencing at an iron pin at the Northeast corner of Lot 10, of fractional Section 6, Township 22 North, Range 21 West, of the Fifth Principal Meridian; thence along the East line of said Lot 10, South 03°21'30" East, 1234.78 feet to the point of beginning; thence South 36°56'52" East, 97.60 feet; thence South 41°25'23" West, 288.18 feet; thence South 35°34'46" West, 605.98 feet; thence North 61°29'53" West, 350.00 feet; thence North 08°34'29" East, 163.57 feet; thence North 44°33'37" East, 659.00 feet; thence South 87°52'14" East, 305.60 feet to the point of beginning, containing 7.42 acres, more or less. Subject to all easements, covenants, reservations and restrictions of record and not of record.

WHEREAS, the Zoning Regulations for the City of Branson, Missouri, require a Public Hearing before the Planning and Zoning Commission for the approval of Zoning; and,

WHEREAS, a Public Hearing was held before the Branson Planning and Zoning Commission on February 10, 2011, at 7:30 pm in the City Council Chambers located at 110 W. Maddux St., Branson, Missouri; and,

WHEREAS, all required documentation and payment of the required filing fee have been received by the City of Branson.

BE IT THEREFORE RESOLVED, that the Planning and Zoning Commission for the City of Branson hereby recommends approval of WA Wilderness Area District Zoning for the newly annexed property located at 412 Owen Lane, Branson, Missouri.

DONE THIS 10th DAY OF FEBRUARY 2011, BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.

Clark Harris - Chairman

ATTEST:

Jim Lawson Jr. - Director of Planning and Development